

A MINOR LAND PARTITION - Lots 1 & 2, "BALLF TRACTS" (unrecorded subdivision) lying in NW 1/4, Section 24, T27S, R6W, 1M

SCALE: 1" = 50'

FEBRUARY 1982

Sewer & Water: City of Roseburg

PARTITIONER & OWNER:

Acel Lowe
240 Bellwood Lane
Roseburg, Oregon

SURVEYOR:

BLW Engineering & Surveying, Inc.
1205 Southeast Court
Roseburg, Oregon

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM RECORD

FILED 88

RECEIVED 88

MAR 26 1982

COUNTY CLERK
DOUGLAS COUNTY, OREGON

88

NARRATIVE:

Survey for the purpose of a Minor Land Partition as requested by Bill Franks for Acel Lowe. Due to a lack of control on the Harvard Avenue right-of-way line, the northerly monuments of Lot 1 & Lot 2 are set to control the north-south partition lines only and are in no way intended to represent the southerly right-of-way line of Harvard Avenue.

Field crew: Ron Quimby & Mike Radcliffe.

Office computations: R. Ware.

Drafting: D. Hopkins.

Equipment: Wild T-1 theodolite mounted with Leitz Red-1 EDM.

PARCEL A:

A parcel of land being a portion of that property described in Instrument No. 78-05766 in the Deed Records of Douglas County, Oregon and lying in Section 24, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a point at the southwest corner of Lot 2 1/2 of the unrecorded plat of "BALLF TRACTS" from which point the Northwest Corner of the above said Section 24 bears N82°05'44"W 905.80 feet; thence along the south line of said Lot 2 1/2 S83°50'32"E 22.59 feet to a 5/8" iron rod; thence leaving said south line N0°02'48"E to the southerly right-of-way line of Harvard Avenue; thence westerly along said southerly right-of-way line to the west line of said Lot 2 1/2 also being the easterly line of Ballf Street; thence South 84.60 feet along said west line to the point of beginning and containing 0.04 acres of land, more or less.

PARCEL B:
A parcel of land being a portion of that property described in Instrument No. 78-05766 in the Deed Records of Douglas County, Oregon and lying in Section 24, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod on the south line of Lot 1 1/2 of the unrecorded plat of "BALLF TRACTS" from which point the Northwest Corner of the above said Section 24 bears N83°50'32"W 22.59 feet and N82°03'44"W 905.80 feet; thence along the south line of Lots 1 & 2 of said unrecorded plat of "BALLF TRACTS" S83°50'32"E 77.38 feet to the southeast corner of said Lot 1 1/2; thence North along the east line of said Lot 1 1/2 to the southerly right-of-way line of Harvard Avenue; thence westerly along said southerly right-of-way line to a point that bears N0°02'48"E from the point of beginning; thence S0°02'48"W to the point of beginning and containing 0.14 acres of land, more or less.

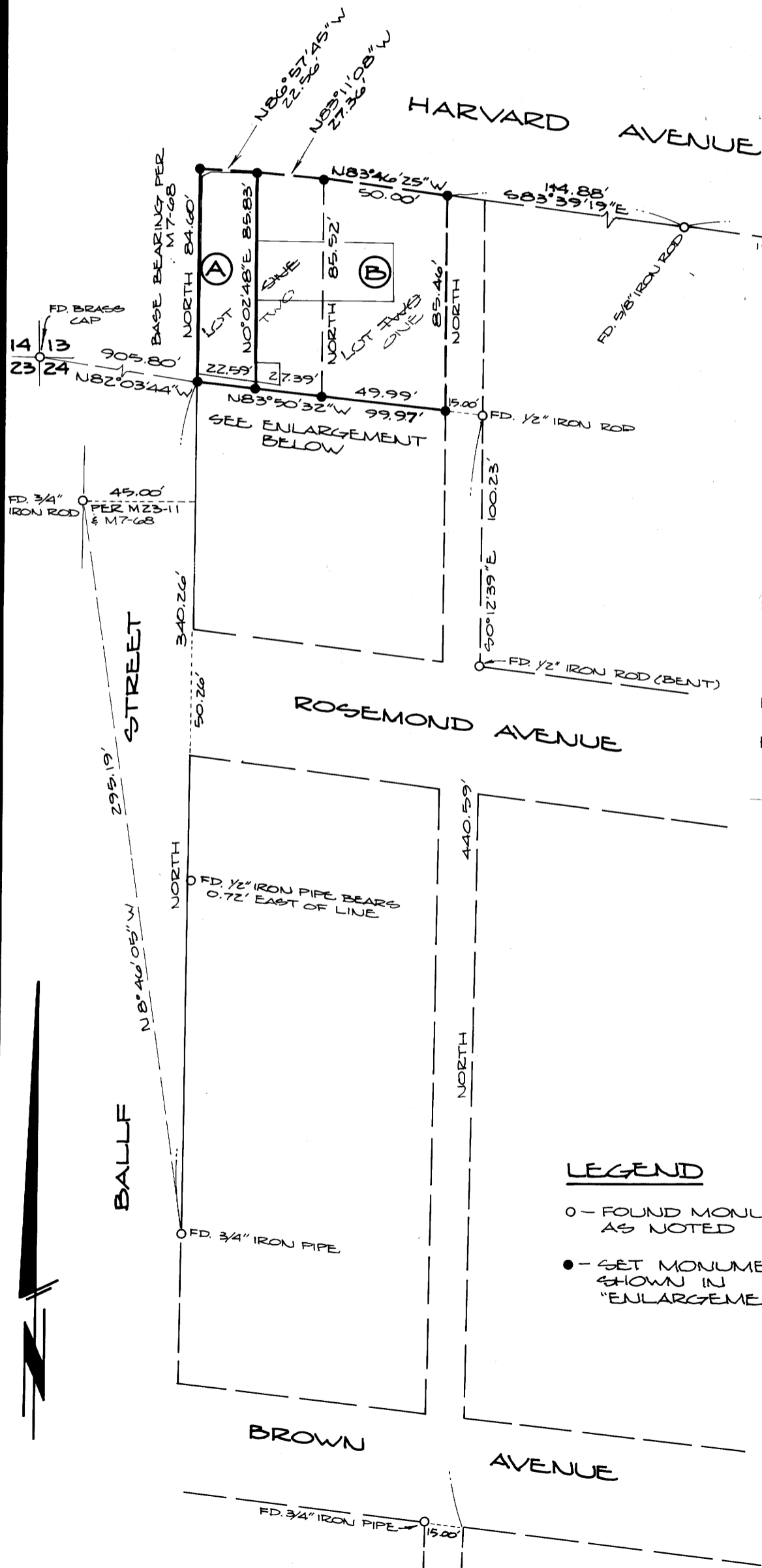
APPROVALS:

Planning Commission:

President	Date
Secretary	Date
Department of Public Works	Date
County Surveyor	Date

REGISTERED PROFESSIONAL LAND SURVEYOR

ROMANEO E. WARE
NOV 18 1977
505

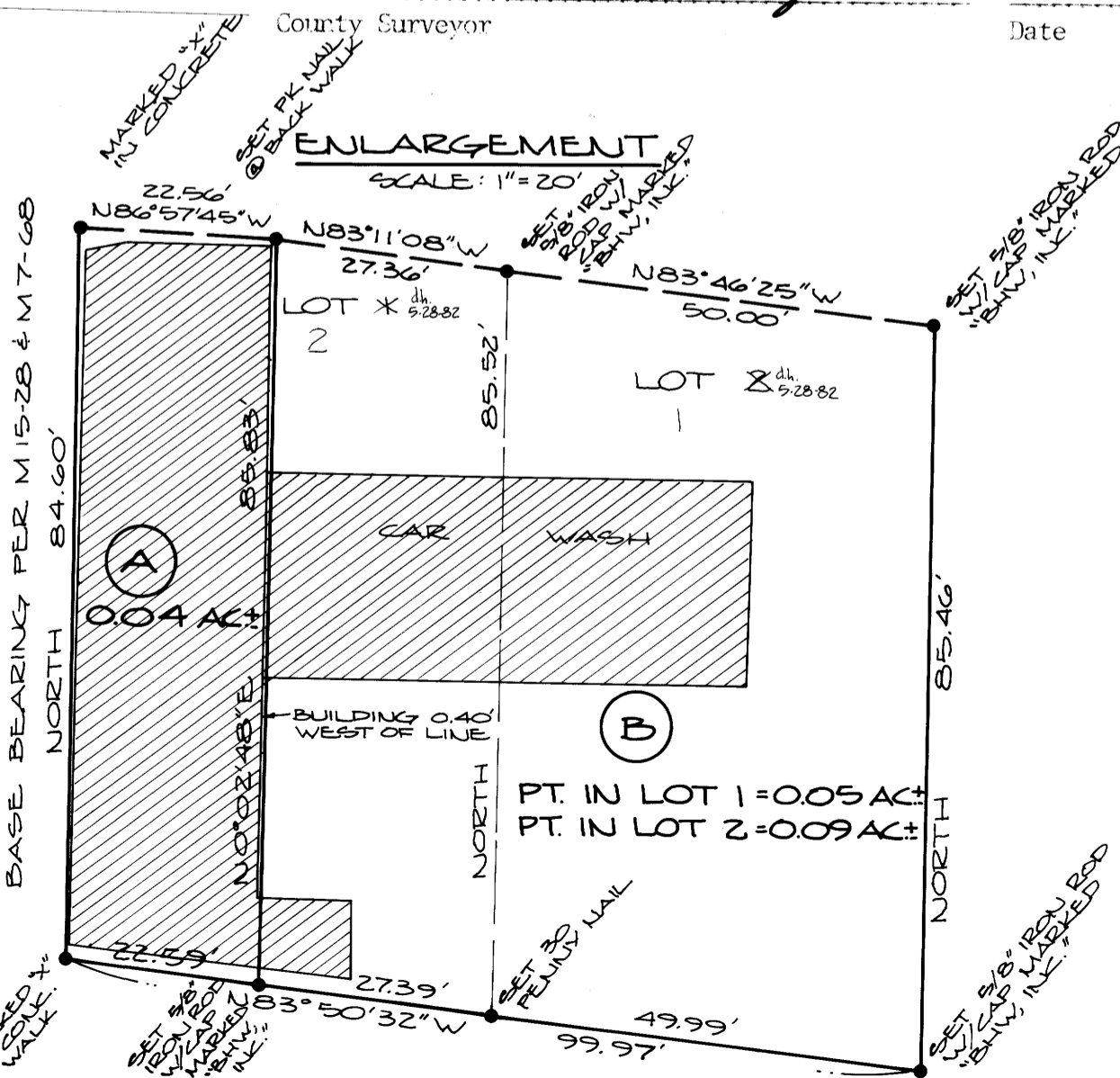


STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

MAR 26 PM 2 23

BY *Mary L. Deal*
DEPUTY
82-02972 FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS



LEGEND

- - FOUND MONUMENT AS NOTED
- - SET MONUMENT AS SHOWN IN "ENLARGEMENT"